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ZONING AND PLATTING COMMISSION SITE PLAN
HILL COUNTRY SITE PLAN REVIEW SHEET

CASE NUMBER: SPC-2010-0116C **Z.A.P. COMMISSION DATE:** September 7, 2010

ADDRESS: 6611 Sitio Del Rio

WATERSHED: Bull Creek (Water Supply Suburban)

AREA: 3.69 acres

EXISTING ZONING: GO-CO

PROJECT NAME: Austin Orthodontics

PROPOSED USE: The applicant is proposing construction of two-story 3,026 sq. ft. medical office with parking and associated improvements.

APPLICANT: Austin Orthodontics
David R. Nelson, D.D.S
901 S. MOPAC, Building 4, Suite 250
Austin, Texas 78746
(512) 331-7900

AGENT: Bury & Partners, Inc.
Jonathan Neslund / Charlie Brown
221 W. 6th Street, Suite 600
Austin, TX 78701
(512) 328-0011

NEIGHBORHOOD ORGANIZATION:

- 190 – Middle Bull Creek Neigh. Assoc.
- 426 – River Place Residential Community Assoc., Inc.
- 434 – Lake Austin Business Owners
- 439 – Concerned Citizens for P & B of FM 2222
- 448 – Canyon Creek Homeowners Assoc.
- 475 – Bull Creek Foundation
- 965 - Old Spicewood Springs Rd., Neigh. Assoc.

APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive Watershed Ordinance

CAPITOL VIEW: N/A

T.I.A.: N/A

SUMMARY STAFF RECOMMENDATION FOR HCRC SITE PLAN:

Staff recommends approval of this Hill Country Road Corridor Site Plan. This site plan complies with all applicable requirements of the Land Development Code.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala
cesar.zavala@ci.austin.tx.us

PHONE: 974-3404

PROJECT INFORMATION: GR-CO (Lot 8A) / GO-CO (Lot 9A)

A Unified Development Agreement exists to provide compliance with impervious cover and undisturbed area limits on lots 8A and 9A as a whole. The medical office building will be on Lot 9A and is zone GO-CO, the proposed use is allowed in the GO-CO zoning. Lot 8A is developed and zoned GR-CO with an existing financial service building approved in 2005 under case number SPC-04-0043C.

EXIST. ZONING: GR-CO & GR (8A)
GO-CO (9A)

PROPOSED USE: Medical Office

ALLOWED F.A.R.: .25:1*

PROPOSED F.A.R.: .03: 1

ALLOWED HEIGHT: 40'*

PROPOSED HEIGHT: 26.25' (two stories)

MAX. BLDG. COVERAGE: 60%

PROPOSED BLDG. CVRG: 3,206 sf (3.5%)

MAX. IMPERV. CVRG.: 40%*

PROPOSED IMP. CVRG.: 9,366 sf (10.48%)

REQUIRED PARKING: 18

PROPOSED PARKING: 18

* HCRO

LEGAL DESCRIPTION: Amended Plat of Block A, Lots 8 and 9 of the Twenty-Two Twenty-Two Business Park

SUMMARY COMMENTS ON SITE PLAN:

Land Use: Lot 9A is zoned GO-CO and is undeveloped. Lot 8A is zoned GR-CO with a developed 3,438 sq. ft. bank building with parking, and a detention and water quality pond. The conditional overlay prohibits structures to exceed 40 feet in height. The applicant is complying with this condition. The proposed development is for a 3,208 sq. ft medical office building with associated parking and improvements. The surrounding properties are zoned GO, GR, and MF-2. Water quality controls and detention pond have been provided with the subdivision and serve Lot 8A and Lot 9A. Both Lot 8A and Lot 9A comply with the Unified Development Agreement and the Hill Country Roadway Corridor 40% impervious cover requirement. The applicant is using building materials that are compatible with the Hill Country environment and will install underground utilities. The site plan will comply with all requirements of the Land Development Code prior to its release.

Environmental: This site is located in the Bull Creek Watershed and subject to Water Supply Suburban Watershed regulations. There are no critical environmental features.

Transportation: Access to the proposed site will be taken from Sitio Del Rio Blvd.

SURROUNDING CONDITIONS:

Zoning/ Land use

North: GR-CO & GR (financial services)

West: Sitio Del Rio Blvd., then GO-CO & GR (medical office & medical office, personal service, retail)

East: MF-2-CO (apartments)

South: MF-2-CO (apartments)

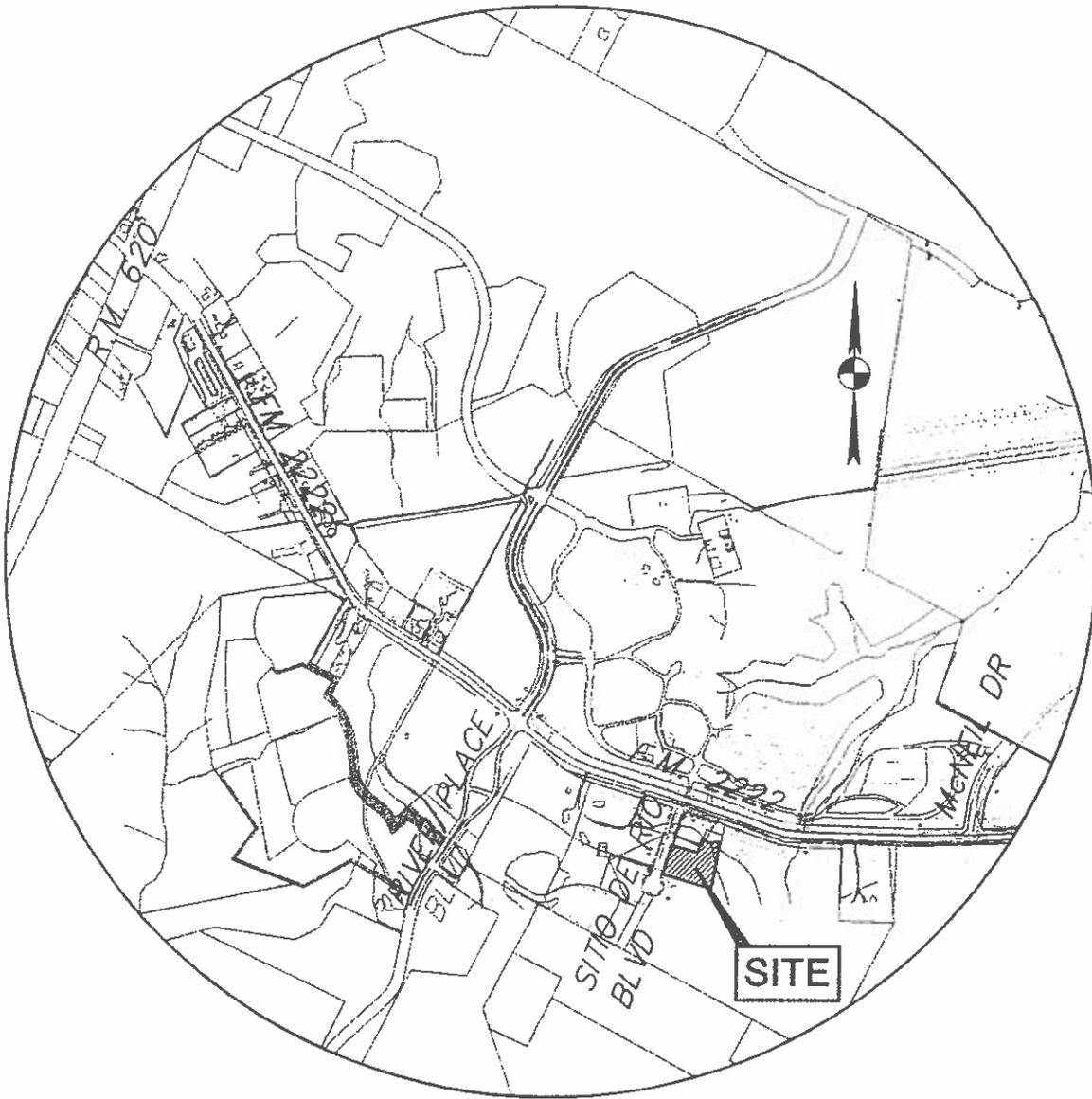
Street
Sitio del Rio Blvd.

R.O.W.
90'

Surfacing
2@20'

Classification
Local

C10
5



NOT TO SCALE

SITE LOCATION MAP

b Bury+Partners

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